



309 MESSINGHAM ROAD
SCUNTHORPE, DN17 2QZ

£170,000
FREEHOLD

This immaculate turnkey home offers first-time buyers the perfect chance to move straight into a beautifully presented and modern property with minimal work required.



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002

309 MESSINGHAM ROAD



DESCRIPTION

A Fantastic Opportunity for First-Time Buyers – Messingham Road, Bottesford, Scunthorpe

The house is fresh and stylish throughout, featuring off-road parking, a low-maintenance astro turf front garden, and a spacious open-plan kitchen and family area that flows effortlessly into the dining room. Sliding doors open out onto the rear garden, making it an ideal space for entertaining.

The front-facing living room is filled with natural light and designed with a clean, minimal aesthetic. There's also a practical boot room and a downstairs WC for added convenience.

Upstairs, you'll find three well-proportioned bedrooms, all served by a contemporary family bathroom.

To the rear of the garage there is fantastic multi-functional room – ideal as a games room, home office, or study – fully equipped with electricity.

Located within walking distance of both Miller and Carter, this home is set in a highly convenient and sought-after area.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor and a radiator leading into:-

LIVING ROOM

With large uPVC double glazed window to front aspect, feature fire place and a radiator.

KITCHEN-BREAKFAST / DINING ROOM

With a uPVC double glazed window to side aspect, range of grey high gloss wall and base units with laminate worktops, composite one and a half drainer

sink, eye level electric fan assisted oven, hob and extractor fan, breakfast bar, column radiators X 2 leading into dining area with uPVC sliding patio doors to rear aspect and a radiator

REAR PORCH

With a uPVC half glazed door to side aspect leading into:-

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and a radiator.

FIRST FLOOR LANDING

With an over the stairs storage cupboard and a radiator leading into:-

BEDROOM ONE

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, walk in shower, WC, hand wash basin and a radiator.

EXTERNALLY

The front of the property is laid with astro turf and a block paved driveway provides off street parking leading to the detached garage (Roller shutter door) through timber gates. The rear garden is fully enclosed is laid with astro turf and has access to the games room come office (2.66m X 2.39m) to the rear of the garage.

309 MESSINGHAM ROAD





309 MESSINGHAM ROAD

ADDITIONAL INFORMATION

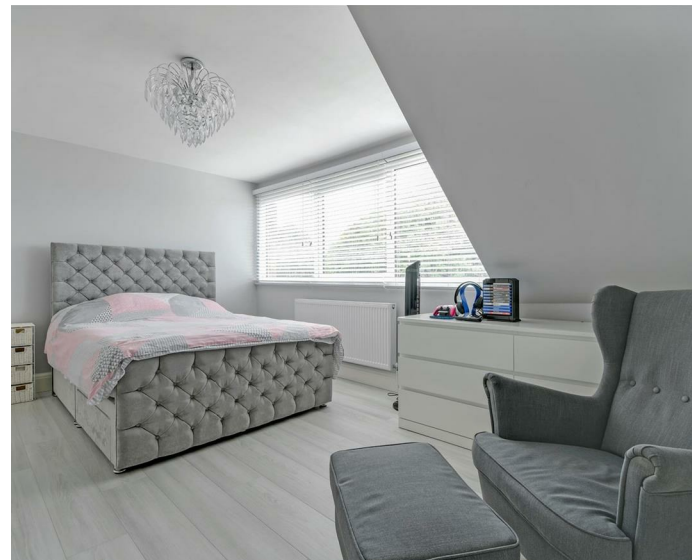
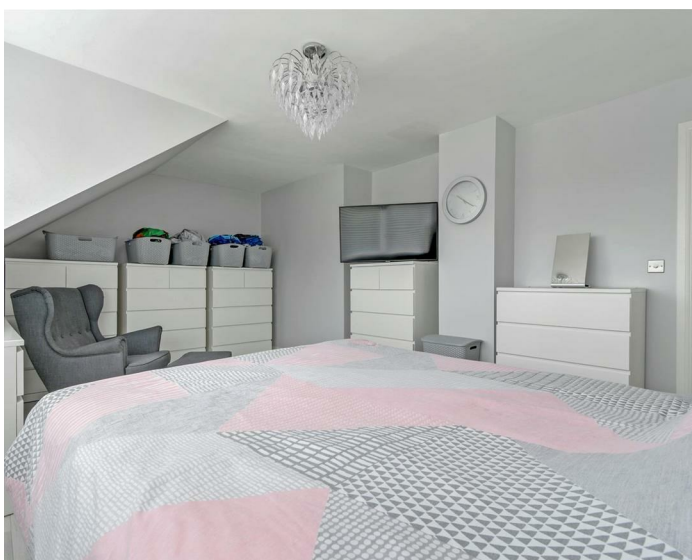
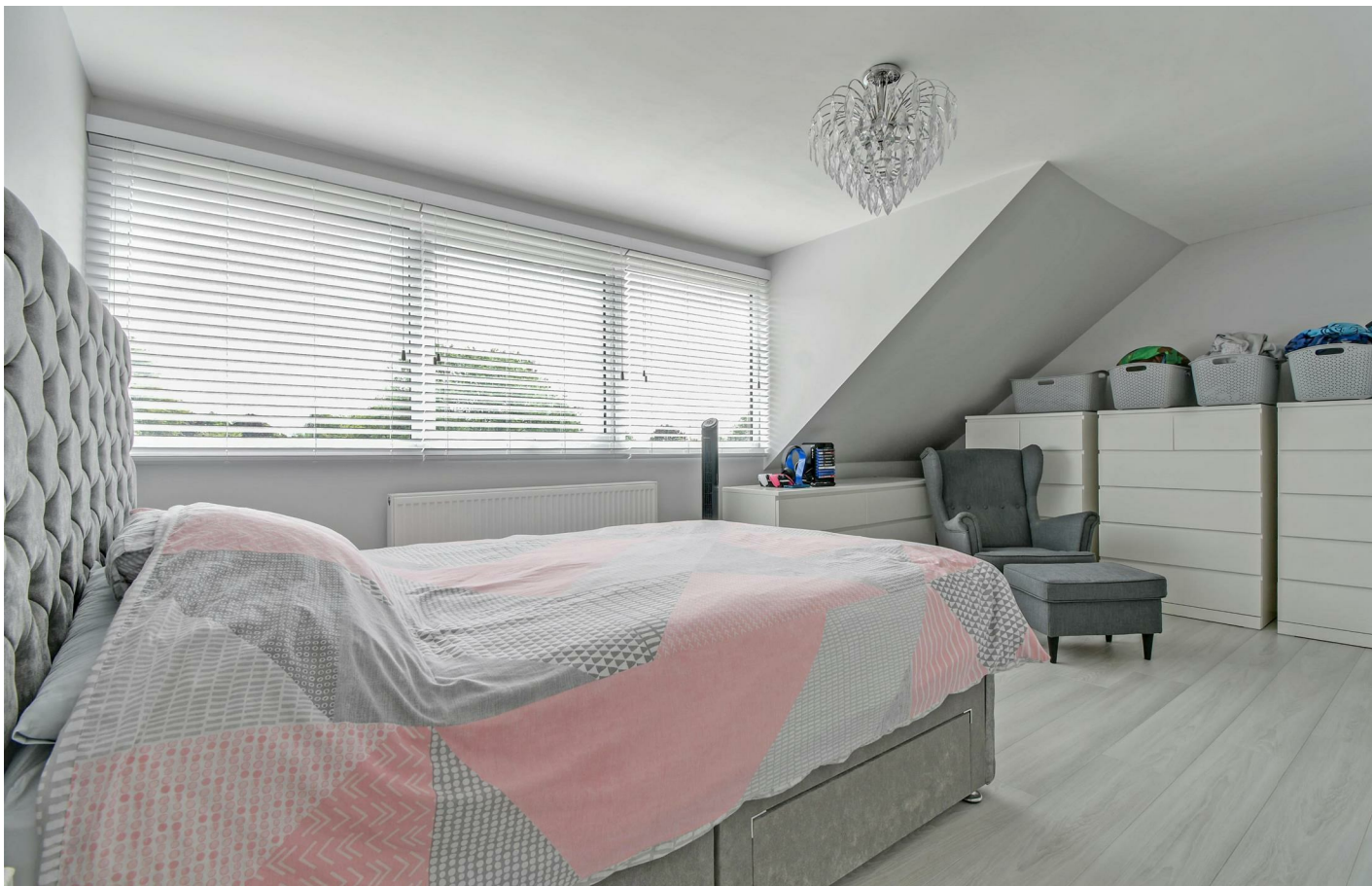
Local Authority –

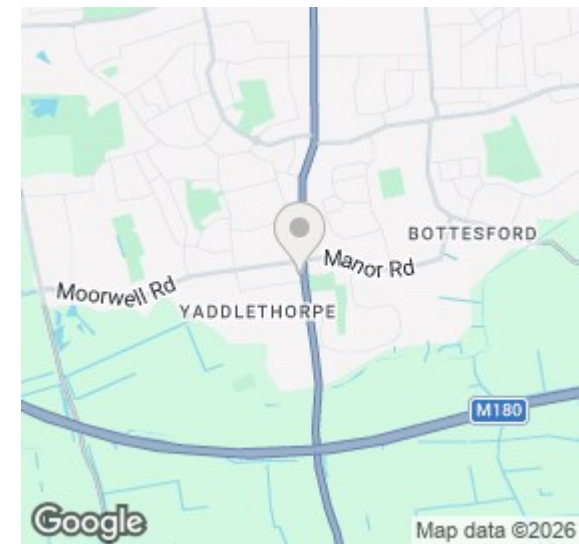
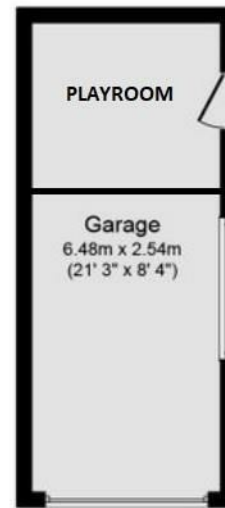
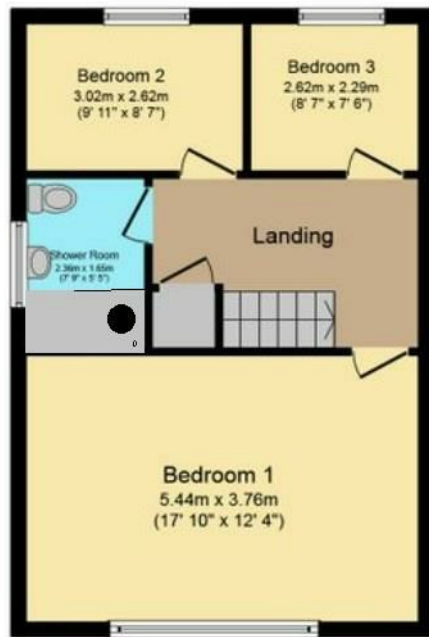
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1119.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS
THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

01724 642002